



UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

STEVEN MITNICK, ESQ., SM0556

S. MITNICK LAW PC

PO BOX 530

49 Old Turnpike Road

Oldwick, New Jersey 08858

(908) 572-7275

Counsel to SM Financial Services Corporation

In Re:

LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT
LENDING GROUP

Debtor.

Order Filed on May 25, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 07-22479/MBK

Hearing Date: _____, 2023 at 10:00 a.m.

Judge: Honorable Michael B. Kaplan

**ORDER TO ASSIGN MORTGAGE AND APPROVE PAYOFF OF SECOND MORTGAGE, ALLOWING PAYMENT TO
SM FINANCIAL SERVICES CORPORATION AND ALLOWING SM FINANCIAL SERVICES CORPORATION TO
EXECUTE ANY DOCUMENTATION TO DISCHARGE SECOND MORTGAGE ON 899-901 ESSEX STREET,
LAWRENCE, MA 01902**

The relief set forth on the following pages, numbered one (1) through three (3) is hereby **ORDERED**.

DATED: May 25, 2023

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".
Honorable Michael B. Kaplan
United States Bankruptcy Judge

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LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP

Case No.: 07-22479-MBK

ORDER TO ASSIGN MORTGAGE AND APPROVE PAYOFF OF SECOND MORTGAGE, ALLOWING PAYMENT TO SM FINANCIAL SERVICES CORPORATION AND ALLOWING SM FINANCIAL SERVICES CORPORATION TO EXECUTE ANY DOCUMENTATION TO DISCHARGE SECOND MORTGAGE ON 899-901 ESSEX STREET, LAWRENCE, MA

THIS MATTER having been opened by this Court by way of a Notice of Motion by and through SM Financial Services Corporation's counsel seeking an Order to Discharge Mortgage and Approve Payoff of Second Mortgage, Allowing Payment to SM Financial Services Corporation and Allowing SM Financial Services Corporation to Execute any Documentation to Close on 899-901 Essex Street, Lawrence, MA, and the Court having considered same and for good cause:

IT IS ORDERED that:

1. The first mortgage held by Lancaster Mortgage Bankers, LLC d/b/a Direct Lending with regard to the 899-901 Essex Street, Lawrence, MA as detailed below and as annexed to the Certification of Steven Mitnick, Esq. as Exhibit "B" is assigned to Bank of America pursuant to Exhibit "B" of the Certification. SM Financial Services Corporation is authorized to execute to execute any documents necessary to assign the first mortgage in exchange for \$7,500.00 to be paid from the closing proceeds.

Mortgagor: Germania Acosta
Mortgagee: Lancaster Mortgage Bankers
Dated: 06/23/2005
Recorded: 06/23/2002
BK 9589, PG 68-84

2. The payoff of the second mortgage held by Lancaster Mortgage Bankers, LLC d/b/a Direct Lending with regard to the 899-901 Essex Street, Lawrence, MA as annexed to the Certification of Steven Mitnick, Esq. as Exhibit "C" is hereby approved and to be paid directly to SM Financial Services Corporation, who may negotiate the amount due.

3. SM Financial Services Corporation is authorized to execute to execute any documents necessary to discharge the second mortgage per the below on property located 899-901 Essex Street, Lawrence, MA upon payment to SM Financial Services Corporation pursuant to paragraph 2.

Mortgagor: Germania Acosta
Mortgagee: Lancaster Mortgage Bankers
Dated: 06/23/2005
Recorded: 06/23/2002
BK 9589, PG 85-94